

ITEM

Application Reference	DC/078946
Location:	274 Bramhall Lane South Bramhall Stockport SK7 3DJ
PROPOSAL:	Demolition of existing garage, erection of single storey side and rear extensions together with the insertion of a dormer roof and external alterations (comprising the re-rendering of the facades and installation of doors and windows and affixing of a replacement roof covering).
Type Of Application:	Householder
Registration Date:	08.01.2021
Expiry Date:	05.03.2021
Case Officer:	James Appleton
Applicant:	Mr And Mrs G And A O'Connor
Agent:	County Planning

COMMITTEE STATUS

Bramhall and Cheadle Hulme South Area Committee. The application has been referred to Committee as the application has been called up by Cllr Holt.

DESCRIPTION OF DEVELOPMENT

The application has been amended since its original submission and now relates to a proposed single storey side and rear extension following demolition of existing garage, insertion of a rear dormer, re-rendering of facades and installation of replacement doors, windows and roof at no.274 Bramhall Lane South, Bramhall.

The proposed single storey side extension will measure 4.3m wide with a length of 11.6m. The extension contains a pitched roof with a ridge and eaves height of 4.6m and 2.6m respectively. The proposed side extension will replace an existing side garage. A bay window is also proposed to the front elevation of the proposed single storey side extension which will measure 2.9m in height, with a length and width of 438mm and 2.2m respectively.

The single storey rear extension will contain a length of 3m with a width of 7.2m. It will have a pitched roof with a ridge and eaves height of 4.1m and 2.8m respectively containing three rooflights above.

There will be a rear dormer to the existing rear roofslope measuring 1.8m in height by 2.8m in width and would project approximately 2.7m from the rear roof slope equalling a total enlargement of the original roof space by 6.80m³, also proposed to the rear roofslope are two conservation style rooflights.

The extensions will be finished in matching materials. The existing open porch will be enclosed with a new front door and new windows inserted to sit flush with the front elevation.

Other works include replacement of the woodgrain effect uPVC windows to the front and side facing elevations of the first and second floor of the original building and replacement render to the façades of the property and replacement tiles where necessary to the roof.

SITE AND SURROUNDINGS

The application property relates to no.274 Bramhall Lane South, Bramhall which is located within the Bramhall Lane South Conservation Area and is subject to special planning controls that are in place to preserve and enhance the special character and appearance of the conservation area (via an Article 4(2) Direction).

The property is faced with red brick, rendering features at first floor, red clay tiles and white Upvc window frames. There is an existing single storey side garage at the property.

The adjacent neighbours either side of the property are detached properties, the surrounding area is predominantly residential with the street scene made up of detached properties within spacious plots. Houses along Bramhall Lane South include late Victorian & Edwardian age property with a strong sense of spacious with the buildings set back behind large front gardens with mature landscaping resulting in a spacious and verdant character to its streetscene. The properties on this section of the road benefit from consistent deep plots and the site is located in Flood Zone 1.

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (“PCPA 2004”) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan includes-

- Policies set out in the Stockport Unitary Development Plan Review adopted 31st May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document adopted 17th March 2011.

Saved policies of the SUDP Review

CDH 1.8: RESIDENTIAL EXTENSIONS

HC 1.3 ‘Special Control of Development in Conservation Areas’

LDF Core Strategy/Development Management policies

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

H-1: DESIGN OF RESIDENTIAL DEVELOPMENT

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

SIE-3: Protecting, Safeguarding and enhancing the Environment

Supplementary Planning Guidance

Supplementary Planning Guidance does not form part of the Statutory Development Plan; nevertheless, it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

'Extensions and Alterations to Dwellings' Supplementary Planning Document (adopted in February 2011) states that the issue of design is a highly important factor when the Council assessed proposals for extensions and alterations to a dwelling. The Council require all development to be designed to a high standard in order that it makes a positive contribution to the provision of an attractive built environment.

National Planning Policy Framework

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) in 2021 replaced the previous NPPF (originally issued 2012 & revised in 2018 and 2019). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments up-to-date planning policy which should be taken into account in dealing with applications focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed.

N.B. In respect of decision-taking the revised NPPF constitutes a “material consideration”.

Para.1 “The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied”.

Para.2 “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”.

Para.7 “The purpose of the planning system is to contribute to the achievement of sustainable development”.

Para.8 “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective*
- b) a social objective*
- c) an environmental objective”*

Para.11 “Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

Para.12 “.....Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.

Para.38 “Local planning authorities should approach decisions on proposed development in a positive and creative way..... Decision-makers at every level should seek to approve applications for sustainable development where possible”.

Para.47 “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing”.

Para.126 “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Para.134 “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their

surroundings.

Para.157 states “In determining planning applications, local planning authorities should expect new development to:

a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption”.

Para. 194 “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Para. 195 “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Para. 196 “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.”

Para. 197 “In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para. 199 “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Para. 203 “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In

weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Para.219 “However, *existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”*.”

Under S72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, in the exercise of functions under the Planning Acts local planning authorities are also required to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

Planning Practice Guidance

The Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

RELEVANT PLANNING HISTORY

No previous planning history.

NEIGHBOUR'S VIEWS

The owners/occupiers of seven surrounding properties were notified in writing of the application. As a result of the site being located within the Bramhall Lane South Conservation Area, a site notice was displayed in the area and a press notice advertised the proposed development and invited representations. The neighbour notification period expired on the 10th February 2021 and two letters of representations were received citing objections to the proposal:

- K rendering to the property is out of keeping with the area.
- Changing the existing wooden windows to grey UPVC is out of keeping with the area.
- The windows have the original decorative characteristics of the era and should be retained.
- Not allowed to change the porch or the door due to the article 4 2 Direction
- Not allowed to increase the size of the gate opening due to Conservation Area status
- The proposal for the front wall to be raised by approximately 1 metre is not suitable for a conservation area and is out of keeping for the rest of the walls in the vicinity.
- Extensive development that would have a significant detrimental impact upon the character and appearance of the conservation area.
- Site plans and map do not accurately represent how close the garage is to the side boundary
- Proposed extension is very close to the neighbouring property

- Loss of light
- View of a blank wall
- The large changes to the front elevation are substantial
- Increase in construction traffic
- The extension to the height of the front boundary wall appears to be double what is in existence and therefore not suitable in a Conservation Area.

Two representations neither supporting nor objecting to the application were received and have been reviewed and summarised below.

- Extension would need to be within any conservation requirements such as rooflines, building footprint and sympathetic materials.
- Extension should have as minimal an impact on neighbouring properties in terms of light obstruction, overlook and visual impact as possible.
- Design should be in keeping with the general ambience of early 1900s properties that conservation seeks to protect.
- As long as the existing screening trees are not removed or cut down then we do not consider that our privacy will be adversely affected.

Amended plans were submitted on 15th April for a two storey side extension and a further three comments were received (two from the same properties as the original objections) citing the following objections and same concerns as previously mentioned:

- No reference in the statement to Article 4(2) directions with regards to the alteration of the windows, doors and porches to the front of the property.
- I object to the proposal to change the existing wooden windows at the front of the property to UPVC. As stated in my last submission.
- You cannot alter the design of the porches in the conservation area or change the size of the existing door.
- The loss of leaded light windows and the open porch has not been taken into account.
- No property has had a double storey extension
- Trees and street furniture do not obscure views to the proposed extension.
- I have no objections to the removal of the single storey garage and replacing it with a single storey side extension that adheres to Article 4(2) regulations.
- Proposal will set a dangerous precedent which would have a significant detrimental impact upon the character and appearance of the conservation area.
- The fact that there are other extensions built before the designation of the conservation area is not a reason for giving permission now, and we would expect that present standards are adhered to.
- Windows out of keeping with the area
- Alterations to the porch out of keeping with the area
- There are arguments made in the application about the public benefit of the proposed development including optimum viable use and under utilisation of viable land and buildings that we believe are spurious claims. The property was only vacated recently and there can be no reasonable assertion that this development would assist in bringing a dwelling back into use. The development simply increases the size of an already substantial property.

- We do not object to the removal of the garage and a single storey development in its place.

Amended plans were submitted on 12th August removing the two storey side extension and boundary wall from the scheme, neighbouring properties were re-consulted and one further letter of representation was received from the same property citing the following objections and the same concerns as previously mentioned:

- No updated planning design and access statement
- No reference to the alteration of the porch in the current statement
- Due to Article 4(2) regulations you cannot alter the design of the porches in the conservation area in any way.
- I have no objections to the rest of the amended plans.

One representation received has been reviewed and summarised below citing the same points as previously mentioned in the original comments:

- Any changes should reflect conservation principles and be in keeping with characters of surrounding properties style.
- Materials used should also follow from this i.e. no plastic window frames, 1911 style doors, Rosemary roof tiles and fish tail verticals
- Material changes would set a precedent for changes to other properties in the conservation area.

CONSULTEE RESPONSES

Conservation and Heritage Team – No objections to the amended drawings subject to conditions.

Arboriculture Officer – The proposed development will not have a negative impact on trees located on site, however has potential encroachment and potential damage from machinery working in close proximity of the trees within the site. The sites front and rear boundary has a poor level of vegetation and trees and as such there cannot be any loss of trees on site as this will have a negative impact on amenity and biodiversity.

In principle the scheme will not have a negative impact on the trees in the area subject to recommended conditions :

Condition Tree 1

No existing tree within the site shall be cut down, topped, lopped, uprooted, wilfully damaged or wilfully destroyed without the prior written approval of the local planning authority, with the exception of those indicated otherwise on the approved plan. Any hedgerows, woody plants or shrubbery removed without such consent or dying or being severely damaged or being seriously diseased, within 5 years of the development commencing, shall be replaced within the next planting season with trees of such size and species as may be approved in writing by the local planning authority.

Condition Tree 2

No development shall take place until all existing trees on the site except those

shown to be removed on the approved plans, have been fenced off in accordance with BS 5837:2012 "Trees in relation to construction - Recommendations". The fencing shall be retained during the period of construction and no work, excavation, tipping or stacking of materials shall take place within any such fence during the construction period.

Highways Engineer - The proposal involves construction of a new boundary wall to the front of the property. Though raised to 1525mm above GL, driver/pedestrian intervisibility is retained by including splays within the wall to each side of the driveway. Existing gated driveway is to be reused. The existing dropped vehicle crossing is of adequate width to permit slight widening of the drive/gate.

Recommendation: no objection

NB: It is noted that amended plans have been submitted which omitted the new boundary wall to the front of the property.

ANALYSIS

The site lies within the Bramhall Lane South Conservation Area as identified on the Proposals Map of the SUDP Review.

In assessment of the application, it is considered that the main issues of contention are the visual impact of the proposal in relation to the existing house, the character and appearance of the area, impact on the Bramhall Lane South Conservation area, the impact on trees and the potential harm to the amenity of the neighbouring properties.

Conservation Area & Heritage Asset

Policy HC 1.3 'Special Control of Development in Conservation Areas' of the UDP provides the criteria for which development in Conservation Areas must be assessed against. The policy states that proposals within a Conservation Area will not be permitted unless the "*siting, scale, design, materials and landscaping of the development are sympathetic to the site and surroundings*". Proposals which fail to preserve or enhance the character of the conservation area will not be permitted.

Policy SIE-3 (Protecting, Safeguarding and Enhancing the Environment) of the Core Strategy requires clear and convincing justification in support of loss or harm to the significance of a heritage asset (which includes conservation areas), through alteration, destruction or development within its setting.

The NPPF sets out the following position:

Para. 194 "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to

submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Para. 195 “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Para. 196 “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.”

Para. 197 “In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Para. 199 “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Para. 203 “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

This site is located within the Bramhall Lane South Conservation Area and is subject to an Article 4(2) Direction that provides for special planning controls to assist the preservation and enhancement the special character and appearance of the conservation area.

The current proposals for a single storey side extension, single storey rear extension, rear dormer extension, rooflights and alterations have been prepared subsequent to a number of previous plans & schemes submitted during this application that have explored alternative ways of introducing extensions and alterations to the property which were considered inappropriate.

The scale, form and external materials of the current proposal are compatible with the character and appearance of the wider conservation area. The siting of the single storey side extension is approximately 1.1m away from the side boundary shared with no.276 Bramhall Lane South to the north and is set back from the front elevation of the existing property by approximately 560mm. The single storey side extension

will preserve the sense of spaciousness which is an important characteristic to the special character and appearance of the Bramhall Lane South Conservation Area. The proposal will ensure and protect the space between dwellings and views through and across rear gardens to trees, qualities of which are identified within the Council's Conservation Area Character Appraisal as a key to defining the special interest of the conservation area.

The gabled double pitch form of the single storey side extension provides a sense of subsidiarity, thereby reducing the roof height from the existing garage structure and avoid blocking windows on the existing gable, which will help to enhance the quality of the internal spaces and retain more of the original architectural interest of the house.

The rear dormer design reflects the size, scale and design of traditional dormers found on nearby properties and is therefore considered appropriate. Conservation style rooflights are proposed which are also considered suitable development in the Conservation Area.

The works to the porch are considered acceptable noting that the details match the architectural detailing found elsewhere on the front elevation.

Based on the above, it is considered that the proposal will have a neutral impact upon the significance of the Conservation Area and the proposal would therefore accord with Paragraphs 194, 195 and 197 in the National Planning Policy Framework and Policy SIE-3 of the Stockport Local Development Framework Core Strategy 2011 (SCS) which seeks to preserve and enhance the Borough's heritage assets including its conservation areas. The siting, scale and design of the extensions would not conflict with saved Policy HC1.3 of the Stockport Unitary Development Plan Review (2006) which requires these matters to be sympathetic to the site and surroundings.

The Conservation Officer has no objections to the proposal subject to a recommended material condition.

The objections by the neighbouring properties are noted, however Article 4 Directions allow the Council to ensure that conservation areas are suitably protected from extensive development. The Article 4 Directions provide controls over minor development by removing certain 'permitted development' rights within conservation areas. As such, planning permission is required for alterations to windows, doors, roofs and the erection of porches. The Conservation & Heritage Team has considered the works to the porch and it is concluded that the proposed porch works are considered suitable development and will therefore have a negligible impact upon the property and the Conservation Area.

Design & Streetscene

CDH 1.8: Residential Extensions of the UDP Review states that extensions to residential properties are only permissible where they complement the existing dwelling in terms of design, scale and materials and do not adversely affect the character of the street scene.

Policy SIE-1: Quality Place of the Core Strategy recognises that specific regard should be had to the sites' context in relation to surrounding buildings and spaces.

The Council require all development to be designed to a high standard in order that it makes a positive contribution to the provision of an attractive built environment. This does not mean that a new development has to exactly replicate the style and character of the existing building or its locality, but it should be harmonious with what is already there. The character of an area is reflected in the layout, massing, scale, height, style and materials of buildings and the spaces around them. Any extension or alteration to a property should:-

- Respect the form, shape, symmetry and proportions of the existing dwelling and compliment the character of the surrounding area (DESIGN)
- Generally appear subordinate in relation to the existing dwelling in terms of massing, scale and overall appearance (SCALE)
- Respect the architectural integrity of the existing dwelling. External materials and finishes should be durable and of good quality. They should be visually appropriate for their surroundings and sympathetic in terms of colour, texture and detail in relation to the existing dwelling (MATERIALS).

Special attention should be given to matters such as siting, scale, height, massing, detailed design and appropriate use of materials. The Council wishes to protect the boroughs buildings and residential areas from unsympathetic changes by ensuring that new extensions are designed in context with their surroundings.

Extensions to the front of a property can often have the greatest visual impact. Front extensions should:

- Leave sufficient space between the extension and the front boundary of the house to retain the appearance of openness around the dwelling.
- Not be obtrusive, prominent features in the streetscene.
- Respect the size and proportions of the existing house.
- Respect the architectural features, brickwork, stonework, colour and texture of the existing house.
- Front porches usually look best where the materials, glazing pattern and degree of roof pitch, match the existing house.
- Where there is a strong building line or an architectural cohesiveness to the street which would be broken, front extensions are unlikely to be acceptable.

A single storey side extension should respect the form and design of the existing dwelling with a roof design that complements the existing appearance. Rear extensions should respect the shape and form of the existing dwelling with a roof design that complements the existing appearance.

A dormer at the rear of the house is usually more acceptable than one at the front as it will be less readily seen by the public. Exceptions may occur where such features are typical of the local area.

Dormers should:

- Be designed to be in proportion to the roof and set into the roof slope so that they are not a dominant feature, small dormers set below the existing ridge line are likely to be more acceptable.
- Have a pitched roof, flat roof dormers added to pitched roofs look out of place and are generally unacceptable.
- Echo the window design and attempt to align vertically with the fenestration below.
- Be constructed from materials to match the existing roof. i.e clad in tiles / slates matching the colour and texture of the existing roof.
- Dormers should form part of the roof instead of dominating the roof scene

In response to this position Members are advised that the property is located along Bramhall Lane South and the property and surrounding dwellings are detached on plots containing large spacious front driveways and rear gardens.

The proposed single storey side extension including the front bay window is positioned 1.1m away from the boundary of the site and the single storey side extension is setback from the front elevation of the property by 560mm, as such there will not be any negative impacts upon the character of the immediate streetscene, noting that the extension is sited approximately 12m away from the highway. The proposed single storey side extension comprises of a subservient development to the existing property. Matching materials are proposed and it is considered that the development would not be an obtrusive, prominent feature within the street scene.

The rear extension is considered acceptable. Therefore, the proposed extensions would generally respect the size and proportions of the existing house and the character of the area.

The proposed rear dormer would occupy only a quarter of the entire rear roof slope, the dormer would not dominate the roof and would not look out of place in the context of the existing roof. The rear dormer would not be publicly visible and prominent within the surrounding area and the dormer design will mirror similar dormer developments in the area most noticeably the rear dormer at no.278 Bramhall Lane South.

In view of the above, it is considered that the development would respect the design, scale, materials, character, appearance and proportions of the existing dwelling and surrounding area would not result in harm to the character of the street scene, the visual amenity of the area or the in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

Trees

No works are proposed to the trees on site and the Arboriculture Officer has reviewed the application and confirmed the impact on trees is acceptable subject to recommended conditions.

Neighbour Amenity

CDH 1.8: Residential Extensions of the saved UDP states that extensions to residential properties are only permissible where they do not adversely harm the

amenity of neighbours by reason of overlooking, overshadowing, visual intrusion or loss of privacy.

The Councils 'Extensions and Alterations' SPD states that an extension which is sited close to a window belonging to a habitable room of a neighbouring dwelling or its private garden area, can create a poor living environment for the occupier in terms of overshadowing and intrusiveness.

In determining planning applications for extensions the SPD advises that the most common problem can be the affect on the amenities of neighbouring properties. Poorly designed or overly large extensions can cause a loss of outlook, overshadowing or an overbearing impact to neighbouring properties. Extensions which cause an unacceptable loss of privacy or outlook to neighbouring properties, or look out of keeping with the character of the street, will be refused.

New extensions should not impose an unacceptable loss of privacy on the occupants of neighbouring dwellings. An unreasonable loss of privacy will often occur when windows of habitable room windows look into or overlook a principal window belonging to a habitable room of a neighbouring dwelling. A loss of privacy can also occur when windows look into or overlook private gardens belonging to a neighbouring dwelling.

The SPD states that a single storey rear extension should project no further than 3 metres along a party boundary close to a habitable room window of a neighbouring property. At the point of 3 metres it may be possible to introduce a 45 degree splay to allow a slightly greater projection. A rear extension must not allow unrestricted views of neighbouring properties. Any side windows, particularly on conservatories should either be obscure glazed, high level or screened by a fence of appropriate height.

There should be 21 metres between habitable room windows on the public or street side of dwellings and there should be 25 metres between habitable room windows on the private or rear side of dwellings

The proposed single storey side extension will be sited approximately 1.1m off the side boundary and approximately 2.6m away from the neighbouring dwelling to the north at no.276 Bramhall Lane South. The extension will replace an existing garage in the same location. There are no windows proposed to the side elevation facing this neighbour and there are three windows and a door to the neighbours side elevation. There are two first floor obscure glazed windows and a clearly glazed ground floor window serving a kitchen. The window to the side elevation is a secondary window to the habitable room and therefore is not afforded amenity protection as per the councils Extensions and Alterations to Dwellings SPD. The extension will not project beyond the rear elevation of the neighbouring property noting there is a conservatory to this neighbour. The proposed single storey side extension will be screened from no.272 Bramhall Lane South by the existing dwelling.

The single storey rear extension is located approximately 5m away from the side boundary shared with no.272 Bramhall Lane South and approximately 6.7m away from the side elevation of the property. There are no windows proposed to the side elevation facing the neighbouring property and garden, therefore there will be no adverse impact on privacy and overlooking and the single storey rear extension will not project beyond the rear elevation of the existing single storey rear extension to this neighbour. The proposed single storey rear extension will be screened from no.276 Bramhall Lane South by the existing dwelling

The neighbouring properties to the front and rear are located approximately 41m away and therefore will not be adversely affected by the proposed development.

Flood Risk and Drainage

The application site falls within Environment Agency Flood Zone 1, which is assessed as having the lowest possibility of flooding; as such there is no need for a flood risk assessment.

Policy SD-2 of the core strategy states that planning applications for changes to existing domestic dwellings will be required, where possible and practical, to undertake reasonable improvements to the energy performance of the existing dwelling. An Energy Efficiency Checklist has been submitted in support of the application and as such complies with policy SD-2.

Parking & Highway Safety

The Council's adopted parking standards allows for a maximum of 2 parking spaces per dwelling. The proposed development will not impact on the existing provision which accommodates 4 vehicles. As such it is considered that there will be no impact upon highway safety nor is there any requirement for additional car parking.

Conclusion

Overall the proposal is in compliance with adopted planning policy and guidance. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking.

Paragraph 7 of the NPPF establishes three dimensions to sustainable development – economic, social and environmental and Paragraph 8 indicates that these should be sought jointly and simultaneously through the planning system. It is considered that the application will deliver all three elements of sustainable development and this weighs in support of the proposal.

In this instance there are several benefits that weigh in support of the proposal, in particular a neutral impact on the Conservation Area, acceptable design, acceptable impact upon residential amenity and trees.

The proposal would not unduly impact on the residential amenity of the surrounding properties by reason of overshadowing, over-dominance, visual intrusion, loss of outlook, overlooking or loss of privacy. The proposal would not prejudice a similar development by a neighbour and the general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling and the character of the street scene in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

Other material considerations such as the Extensions and Alterations to Dwellings SPD and the NPPF have also been considered and it is judged the proposal also complies with the content of these documents.

In considering the planning merits against the NPPF as a whole the proposal represents sustainable development; Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be granted subject to conditional control.

RECOMMENDATION GRANT SUBJECT TO CONDITIONS.